

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, September 16 , 2014
7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	John Chirkun
	Mayor Pro Tem	Robert Taylor

BOARD MEMBERS:	Salvatore Aiuto
	Jan Haggerty
	Catherine Haugh
	Colleen McCartney
	Bill Shoemaker

ABSENT :	None
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OTHERS PRESENT:	City Clerk	Richard M. Steenland
	City Manager	Scott A. Adkins
	City Attorney	Tim Tomlinson

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

1. Approval of Minutes of meeting held July 15, 2014.

BOARD MEMBER COLLEEN MCCARTNEY moved, MAYOR PRO TEM ROBERT TAYLOR seconded approve the minutes of meeting held July 15, 2014.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER COLLEEN MCCARTNEY moved, BOARD MEMBER JAN HAGGERTY seconded change the order of agenda items under Old Business. Move item #1 to item #2 and item #2 to item #1 and to note that an element was left off the explanation to the Variance. The proposed sign is to be 70' high, which is 20' above the allowable height per the City of Roseville Zoning Ordinance.

MOTION CARRIED UNANIMOUSLY

II. OLD BUSINESS

1. Public Hearing and Board consideration for variance to erect 672sf off premise billboard sign with separation of less the 1000' from another off premise billboard sign on the property at 29456 Groesbeck, VIP Media Inc. Joseph Oram, petitioner.

Petitioner Joseph Oram and Joey Oram Jr., appeared on behalf of this request.

Build Director Glenn Sexton stated the permit application indicates that this is a request to relocate the sign from 28420 Groesbeck to 29456 Groesbeck.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the request for a variance with the finding of a unique circumstance due to the fact they are the owners of the sign located at Phoenix Party Store and the petitioners agree the sign will be removed in the event that they construct a sign at Wolverine Plating, that would be the unique circumstance.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ERECT 672SF OFF PREMISE BILLBOARD SIGN WITH SEPERATION OF LESS THAN 1000' FROM PREMISE BILLBOARD SIGN ON THE PROPERTY AT 29456 GROESBECK ROSEVILLE MI 48066

PERMANENT PARCEL NO. 14-07-4525-006

VAR. #2814

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 264-6A and will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

2. Public hearing and Board consideration for variance to erect 672sf off premise billboard sign on the property at 29456 Groesbeck, VIP Media Inc., Joseph Oram, petitioner.

Petitioner Joseph Oram and Joey Oram Jr., appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded to approve the petitioners request for a variance with the finding of a unique circumstance due to the fact they are the owners of the sign located at Phoenix Party Store and the petitioners agree the sign will be removed in the event that they construct a sign at Wolverine Plating, that would be the unique circumstance. Which includes a height variance of 70 feet.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO ERECT 672SF OFF PREMISE BILLBOARD SIGN ON THE PROPERTY AT 29456 GROESBECK ROSEVILLE MI 48066

PERMANENT PARCEL NO. 14-07-452-006

VAR. #2714

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304 (11) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:10 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk